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Erland Const., ARC and Eastport R.E. complete 17,800 s/f at New England Business Center

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Andover, MA Erland Construction, alongside architecture firm ARC and Eastport Real Estate Services, recently completed construction of a new building centrally located within the New England Business Center office park.

The five-building, 262,469 s/f office park is situated at the junction of I-93 and River Rd. and is near I-495 and Rte. 128.

This new 17,800 s/f two-story amenities-focused building features a modern café with indoor and outdoor seating and meeting areas, as well as a fitness center and locker rooms. The addition of these services and spaces creates a more vibrant workplace environment for the companies that inhabit the park.

“By improving the tenant experience with these exceptional amenities, we’re able to increase New England Business Center’s occupancy, retention, and long-term value,” said owner project manager Bob Bowen of Eastport Real Estate Services. “Throughout this process, Erland has been a pleasure to work with. We’ve relied heavily on their input and guidance and appreciate that they always put our best interest first when it came to the budget and schedule.”

Erland coordinated with the Authorities Having Jurisdiction (AHJ) due to the proximity of the jobsite to an active office building. The project team worked on a daily basis with Kim Anderson, Eastport's portfolio manager, on the project coordination to minimize disruption to the adjacent building. In order to better serve all of the companies in the park, accessibility to the new building was also increased.

"Even though the building is centrally located, we added a pedestrian footbridge to increase employee access to the new space," said Scott Bates, Erland V.P. & corporate, commercial group manager. "Not only has it become an amenities hub for the companies located in the park, the new building has also become a focal point, standing out from neighboring buildings with its sleek curtain wall made with black brick and stone creating an interesting and striking facade."

Additionally, when the site was assessed at the start of construction, the Erland team discovered that the electrical service for the neighboring office building ran directly under the jobsite. Site studies were performed to serve as a benchmark for site work and foundations to be safely performed throughout construction.